

REGULAR MEETING OF THE PLAN COMMISSION
CITY OF HUDSON

Tuesday, December 5, 2017

PRESENT. Mayor Rich O'Connor, Pat Casanova, Randy Morrisette, Mary Claire Potter, Frank Rhoades, Kurt TeWinkel, Fred Yoerg

OTHERS PRESENT. Dan Rorabeck, Rob Howard, Nate Hildebrandt, Mallory Hildebrandt, Mike Johnson, and others present.

1. The plan commission meeting was called to order by Mayor Rich O'Connor at 7 p.m.
2. Discussion and possible action on November 7, 2017 meeting minutes. Motion by Yoerg, seconded by Rhoades to approve the minutes of the November 7, 2017 Plan Commission meeting. All Ayes (6). **Motion Carried.**
3. Discussion and possible action on concept development plans for the Dibbo's Hotel Conversion – 517 2nd Street, Clear View Developers, LLC. Rob Howard with Pope Architects and Nate Hildebrandt with Clear View Developers presented multiple video clips and diagrams to describe the automated parking system and concept development plan. Discussion was held. Motion by Casanova, seconded by Yoerg to approve the Dibbo's Hotel Conversion concept development plans as proposed with the following condition(s):
 - That the site improvements will adhere to the approved development review and construction processes within the City.
 - That any substantive modification or change to the approved concept development plans requires resubmittal and approval by the Plan Commission.
 - That the developer provide a detailed submittal and proposed development summary to be submitted to the Wisconsin DNR relating to the St. Croix River Wild and Scenic Riverway and Shoreland Protection District(s).
 - That a variance be approved for any protrusion over 45 feet in height other than for those as allowed per State and Local regulations.
 - That a variance be approved for a reduction in the number and dimensions of parking stalls required.
 - That a temporary construction easement be reviewed, approved and recorded prior to the issuance of a building permit.
 - That the City be provided with detailed, engineered plans, and condo documents which are satisfactory to the City prior to final development plan approval.
 - That a development agreement be reviewed and approved prior to the issuance of a building permit.

All Ayes (6). **Motion Carried.**

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4. Discussion and possible action on Planning Review Fee's Analysis and recommended fee adjustments as provided by SEH. Motion by Yoerg, seconded by Casanova to approve planning review fee adjustments recommended by SEH with the following condition(s):
- That the planning review fees be reviewed on a basis of every three (3) years.

All Ayes (6). **Motion Carried.**

5. Other Business for information purposes only or for upcoming agenda(s): Morrisette requested a review of the Municipal Code on temporary signage including open house real estate signs. An agenda item for the review of the temporary signage municipal code future meeting will be added.

Potter requested clarification and a review of Municipal Code on the review authority in the downtown district including facade and other exterior approvals on projects. An agenda item will be added to an upcoming meeting.

6. ADJOURNMENT. Motion by Casanova seconded by Rhoades to adjourn at 8:20 p.m. All ayes (6). **Motion Carried.**

Respectfully submitted,

Emily Sorenson, Community Development Clerk